

**MINUTES OF THE REGULAR MEETING
OF THE
COMMUNITY PLANNING AND DEVELOPMENT BOARD**

August 10, 2004

CALL TO ORDER

Chair Hawley called the meeting to order at 7:00 p.m.

ROLL CALL

Present: Chair John Hawley, Vice-Chair Bill Raney, Annette Napolitano, Earl Warren,
Carol Kempiak, Ruben Jimenez, Tana Wrublik

Absent: Jim Zwerg, Dave Rioux

Council Members: Chris Urwiller

Staff Present: Larry Harmer, Phil Garthright, Denise Lacey, Ian Dowdy, Scott Zipprich,
Scott Rounds, Bob Costello and Connie Meadows

APPROVAL OF MINUTES

Chair Hawley asked for a motion to approve the minutes of the July 27, 2004 Regular Meeting with a correction made to item 5B where Chair Raney was referenced in the 14th line of that summary, but should have read Chair Hawley. Member Warren made a motion to approve the minutes of the July 27, 2004 Regular Meeting with the correction made to Item 5B. Member Kempiak seconded the motion. The motion passed unanimously.

WITHDRAWALS/CONTINUANCES: NONE

5. NEW BUSINESS:

5A. Case No. PP04-110: Sundance Parcel 7: Request by RBF Consulting on behalf of Rick Hancock for the approval of a Preliminary Plat of a subdivision to be known as "Sundance Parcel 7" located generally one-quarter of a mile north of the northwest intersection of Interstate 10 and Watson Road. Sundance Parcel 7 will have 242 residential lots on 68.69 net acres for a net density of 3.58 dwelling units per acre. Mauricio Iacueli of RBF Consulting gave an overall presentation of the proposed project outlining the land use. Chair Hawley opened the public hearing. There being no comments from the public, Chair Hawley closed the public hearing. Member Napolitano made a motion to approve PP04-110. The motion was seconded by Vice-Chair Raney. The motion passed unanimously.

5B. Case No.: PP04-183: Verrado Parcel 5.604 Request by Biskind, Hunt & Taylor representing DMB for preliminary plat approval of Verrado Parcel 5.604 located at the northwest corner of Sunrise Lane and Verrado. This subdivision proposes 14 single-family lots on approximately 1.51 acres. Jill Kusy of DMB and John Galen presented exhibits showing the land use and gave an overall description of the project. Chair Hawley opened the public hearing. There being no comments from the public, Chair Hawley closed the public hearing. Member Kempiake made a motion to approve PP04-183. Member Jimenez seconded the motion. The motion passed unanimously.

5C. Case No.: PP04-262: Verrado Parcel 5.707 Request by Biskind, Hunt & Taylor representing DMB for preliminary plat approval of Verrado Parcel 5.707 located at the southwest corner of Sunrise Lane and Verrado. This subdivision proposes 38 single-family lots on approximately 4.83 acres. Jill Kusy and John Galen of DMB presented exhibits showing the land use and gave an overall description of the project. Chair Hawley opened the public hearing. There being no comments from the public, Chair Hawley closed the public hearing. Member Warren made a motion to approve PP04-262. Member Kempiake seconded the motion. The motion passed unanimously.

5D. Case No. A04-07: Rainbow Ranch Request by United Engineering on behalf of Buckeye Rainbow 149 L.L.C., for the Annexation of approximately 149 acres into the Town of Buckeye as generally located northeast of the intersection of Rainbow Road and Broadway Road. Lyle Richardson of United Engineering gave an overview of the project. Member Wrublik asked if there was any feedback from the nearby property owners. Mr. Richardson stated there has been no feedback as of date. Vice-Chair Raney made a motion to recommend approval of A04-07. Member Warren seconded the motion. The motion passed unanimously.

5E. Case No. RZ04-104: Rainbow Ranch Request by United Engineering on behalf of Buckeye Rainbow 149 L.L.C. for the Rezoning of approximately 149 acres from the R-43, Rural Residential Zoning District (Maricopa County) to that of the PR, Planned Residential Land Use District as generally located northeast of the intersection of Rainbow Road and Broadway Road. Lyle Richardson of United Engineering gave an overview of the project. Member Kempiake made a motion to recommend approval of RZ04-104. Member Wrublik seconded the motion. The motion passed unanimously.

5F. Case No. A04-09: Ed Lewis Annexation Request by Christine Sheehy, on behalf of Ed Lewis & Jackrabbit Trail Limited Partnership, for the Annexation of approximately 114 acres into the Town of Buckeye as generally located south of the southeast corner of Broadway Road and Jackrabbit Trail.

**ITEM 5F. CASE NO. A04-09 WAS CONTINUED TO THE SEPTEMBER 14, 2004
COMMUNITY DEVELOPMENT MEETING.**

5G. Case No.: RZ04-195: Ed Lewis Rezoning Request by Christine Sheehy, on behalf of Ed Lewis and Jackrabbit Trails Partnership, for the rezoning of approximately 114 acres located generally south of the southeast corner of Broadway Road and Jackrabbit Trail from Industrial-2 (Maricopa County) to Planned Residential.

ITEM 5G. CASE NO. RZ04-195 WAS CONTINUED TO THE SEPTEMBER 14, 2004 COMMUNITY DEVELOPMENT MEETING.

5H. Case No. DCA04-265: Kiosk Program Development Code Amendment to the Town of Buckeye, Development Code to create a Town kiosk program for the purpose to allow the uniform and coordinated placement of sign displays for homebuilders and master planned communities in the Town of Buckeye. Mr. Garthright gave a brief description of the project. Member Warren asked about the location and placement of the kiosk. Mr. Garthright stated the sign vendor would produce a study to show the best locations for the kiosk. Chair Hawley opened the public hearing. There being no comments from the public, Chair Hawley closed the public hearing. Member Warren made a motion to approve DCA04-265. Member Napolitano seconded the motion. The motion passed unanimously.

6. COMMENTS FROM THE PUBLIC: None

REPORT FROM STAFF:

Staff reported that the next Development Board meeting would be on August 24, 2004.

REPORT FROM THE DEVELOPMENT BOARD:

Members of the Development Board stated they would notify staff as to the content of the agenda items for the upcoming retreat with the Town Council and the Development Board.

ADJOURNMENT:

Chair Hawley asked for a motion to adjourn the meeting. Member Jimenez made a motion to adjourn the meeting. Member Warren seconded the motion. The Meeting adjourned at 7:45 p.m.

John Hawley, Chair

ATTEST:

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Community Planning and Development Board meeting held on the 10th day of August, 2004. I further certify that the meeting was duly called and that a quorum was present.

Larry Harmer, Secretary